

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

**FOR OFFICIAL USE ONLY:**

Agenda Date: 11/18/2016

Tentative No.: T- 23853

Received Date: 11/8/2016

**FEES:**  
D.R.E.R. \_\_\_\_\_ \$2,500.00  
Plus \$100.00 over 1 site \_\_\_\_\_ \$0.00  
D.R.E.R. environmental \_\_\_\_\_ \$210.00  
**AMOUNT FOR TENTATIVES WITHIN MUNICIPALITIES** **\$2,710.00**

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$162.60 \*Not applicable within Municipalities

**AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>** **\$2,872.60** <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 34 Twp.: 56 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: LA JOYA ESTATES

2. Owner's Name: TOWE ROAD GARDENS, INC. Phone: (305) 821-0330

Address: 7735 NW 146 STREET STE. 306 City: MIAMI LAKES State: FL Zip Code: 33016

Owner's Email Address: JTAVEL@CENTENNIALMGT.COM

3. Surveyor's Name: M.G. VERA & ASSOCIATES, INC. Phone: (305) 221-6210

Address: 13960 SW 47 STREET City: MIAMI State: FL Zip Code: 33175

Surveyor's Email Address: SNUIN@MGVERA.COM

4. Folio No(s): 3069340000150 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: ALL PART OF THE SE1/4, OF THE NW 1/4, OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI DADE COUNTY, FLORIDA

6. Street boundaries: SW 143 AVENUE-142 AVE, 266 STREET-267 STREET

7. Present Zoning: NCUC Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 106 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

**NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

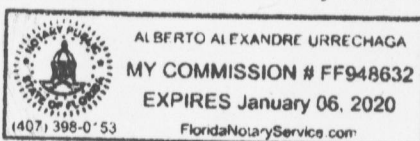
SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): Lewis Swezy President

BEFORE ME, personally appeared 27th OCTOBER this \_\_\_\_\_ day of 2016, \_\_\_\_\_ A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known \_\_\_\_\_ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: ALBERTO URRECHAGA)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

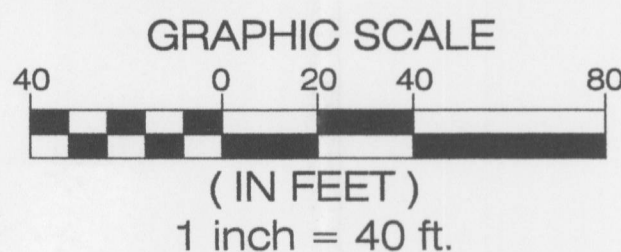
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



TENTATIVE PLAT-28853-1 - NEW  
NAME LA JOYA ESTATES  
SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 / DIST. 9  
ZONING: / MIAMI

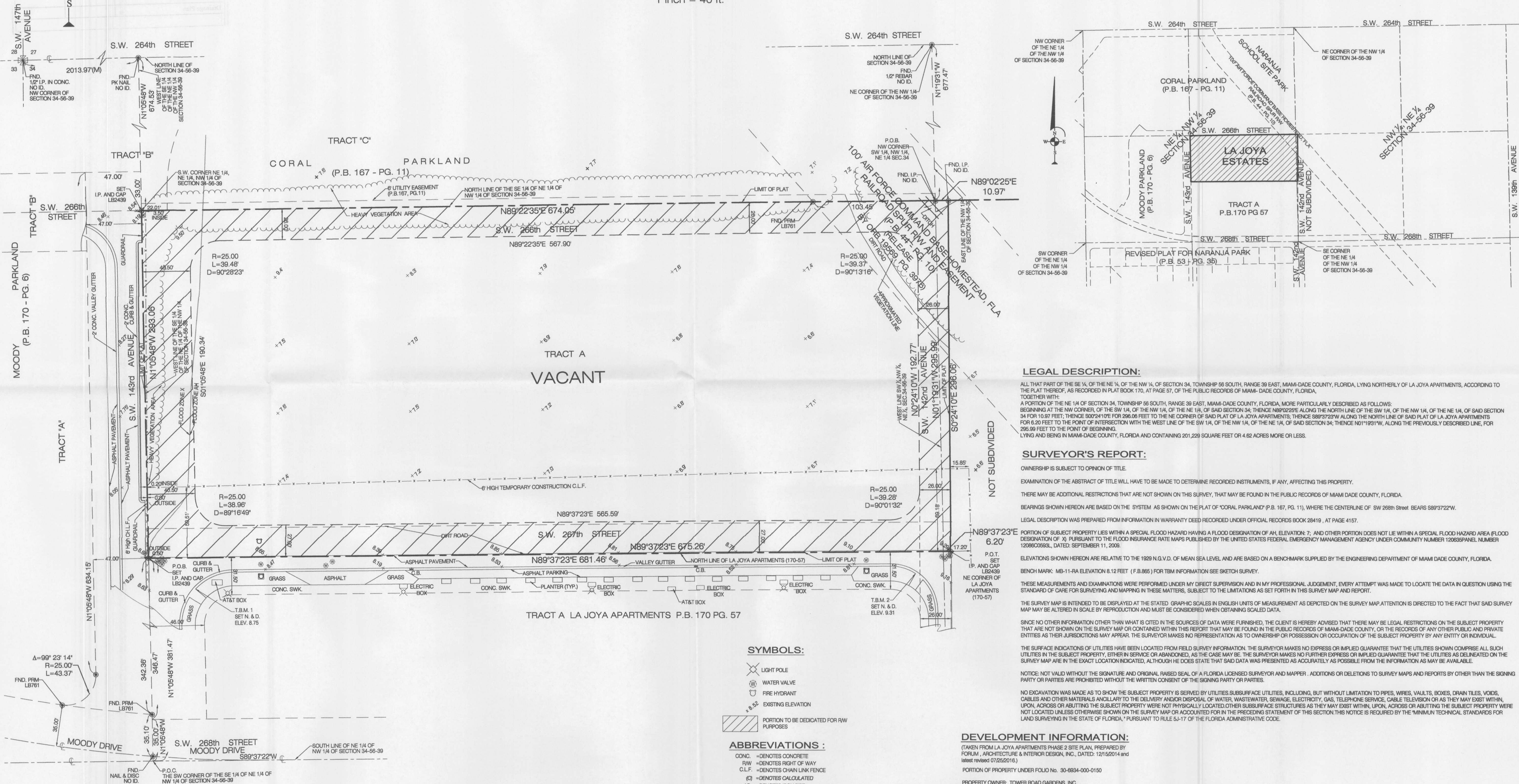
# TENTATIVE PLAT AND BOUNDARY SURVEY OF LA JOYA ESTATES

A SUBDIVISION OF A PORTION OF THE SE 1/4, OF THE NE 1/4, OF THE NW 1/4 AND A PORTION  
OF THE SW 1/4, OF THE NW 1/4, OF THE NE 1/4 ALL IN SECTION 34, TOWNSHIP 56 SOUTH,  
RANGE 39 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



## LOCATION MAP SCALE 1"=300'

NORTHEAST QUARTER (NE 1/4) OF NORTHWEST QUARTER (NW 1/4) OF  
SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST  
AND NORTHWEST QUARTER (NW 1/4) OF NORTHWEST QUARTER (NE 1/4) OF  
SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST



### LEGAL DESCRIPTION:

ALL THAT PART OF THE SE 1/4, OF THE NE 1/4, OF THE NW 1/4, OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHERLY OF LA JOYA APARTMENTS, ACCORDING TO  
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A PORTION OF THE NE 1/4 OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NW CORNER OF THE SW 1/4, OF THE NW 1/4, OF THE NE 1/4, OF SAID SECTION 34, THENCE S89°02'25"E ALONG THE NORTH LINE OF THE SW 1/4, OF THE NE 1/4, OF SAID SECTION  
34 FOR 10.97 FEET, THENCE S00°24'10"E FOR 296.00 FEET TO THE NE CORNER OF SAID PLAT OF LA JOYA APARTMENTS, THENCE S89°02'25"W ALONG THE NORTH LINE OF SAID PLAT OF LA JOYA APARTMENTS  
FOR 6.20 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 201,229 SQUARE FEET OR 4.62 ACRES MORE OR LESS.

### SURVEYOR'S REPORT:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF 'CORAL PARKLAND' (P.B. 167, PG. 11), WHERE THE CENTERLINE OF S.W. 268th STREET BEARS S89°37'22"W.

LEGAL DESCRIPTION WAS PREPARED FROM INFORMATION IN WARRANTY DEED RECORDED UNDER OFFICIAL RECORDS BOOK 28419, AT PAGE 4157.

PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD HAVING A FLOOD DESIGNATION OF AH, ELEVATION 7, AND OTHER PORTION DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (FLOOD  
DESIGNATION OF X), PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NUMBER 12068/PANEL NUMBER  
12068C0268L, DATED: SEPTEMBER 11, 2009.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 M.G.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCHMARK: MB-11-RA ELEVATION 8.12 FEET (F.B.865) FOR TBM INFORMATION SEE SKETCH SURVEY.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE  
STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.  
THE SURVEY MAP IS ANTICIPATED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY  
MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY  
THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE  
ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH  
UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE  
SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.  
NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING  
PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS,  
CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN,  
UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE  
NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCIDENTALLY FOUND IN THE PRECEDING STATUTE OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE 'MINIMUM TECHNICAL STANDARDS FOR  
LAND SURVEYING IN THE STATE OF FLORIDA,' PURSUANT TO RULE 6J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

### DEVELOPMENT INFORMATION:

(TAKEN FROM LA JOYA APARTMENTS PHASE 2 SITE PLAN, PREPARED BY  
FORUM, ARCHITECTURE & INTERIOR DESIGN, INC., DATED: 12/15/2014 and  
latest revised 07/25/2015)

PORTION OF PROPERTY UNDER FOLIO No. 30-8934-000-0150

PROPERTY OWNER: TOWER ROAD GARDENS, INC.

MIAMI-DADE COUNTY FLOOD CRITERIA = 6.5

WATER AND SEWER SERVICE = MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT

SITE DESIGNATION: CENTER SUB-DISTRICT  
MIXED-USE OPTION / RESIDENTIAL MIXED

PROPOSED NUMBER OF TRACTS: 1

PROPOSED USE: APARTMENT BUILDINGS & RETAIL

TOTAL No. OF BUILDINGS: 6

CLUBHOUSE BUILDING (3 story)

BUILDING #1-10 APARTMENT UNITS AND RETAIL (3 story)

BUILDING #8 = 24 APARTMENT UNITS (3 story)

BUILDING #10 = 24 APARTMENT UNITS (3 story)

BUILDING #11 = 24 APARTMENT UNITS (3 story)

TOTAL No. OF APARTMENT UNITS: 108

### CERTIFICATION:

I HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND  
DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY HAS BEEN PREPARED  
UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY  
SURVEY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION  
472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

*Manuel G. Vera*

MANUEL G. VERA  
Registered Land Surveyor No. 2282  
STATE OF FLORIDA

### CONTACT PERSON INFORMATION:

NAME: Silvia Nui, P.S.M. for  
Manuel G. Vera & Assoc., Inc.  
TELEPHONE NUMBER: 305-221 6210  
FAX NUMBER: 305-221 1295  
e-mail: snui@mngvera.com

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF THE FLORIDA SURVEYOR AND MAPPER.